



HARBOUR RISE

HILLARYS

*Harbour Rise Association Inc.*

Web: [www.harbourrise.org.au](http://www.harbourrise.org.au)

Email: [info@harbourrise.org.au](mailto:info@harbourrise.org.au)

**Newsletter**



*The Harbour Rise Association Inc. (HRA) was formed for the interest of the home owners of Harbour Rise Hillarys, to monitor and facilitate the maintenance and use of common areas in the Harbour Rise estate. The HRA consists of voluntary committee members. Home owners wishing to participate on the committee are encouraged to contact the HRA via email to: [info@harbourrise.org.au](mailto:info@harbourrise.org.au) leading up to the annual general meeting in October, where the committee is voted in.*

<b>2021 Annual General Meeting</b>	<b>Wednesday 27<sup>th</sup> October 2021, 7pm sharp</b>	<b>Hillarys Yacht Club</b>
<b>2021 Harbour Rise 'Picnic in the Park'</b>	<b>Sunday 12<sup>th</sup> December 2021, 4pm – 6pm</b>	<b>Harbour View Park</b>



 **Letter from the Chairperson**

Welcome to this year’s Harbour Rise community newsletter which provides an overall picture of what has and is taking place on our estate, including some of the challenges, aspirations and dynamics.

Firstly, it is frightening how fast time goes, as it only seems like yesterday that I was writing last year’s opening remarks. During the year, WA has fared better in Covid terms than any other State but businesses have still been affected. Therefore, your committee fully endorses the movement to ‘support local businesses’ as we would be a poorer place without them.

The year has not been without its challenges and the major one facing us is the new access to the boat ramp that the Department of transport (DOT) have implemented at Hillarys Boat Harbour. Many residents contacted us expressing their concerns over the potential increase in traffic through the estate. Responding to this we engaged the help of the Mayor, Albert Jacob, our new MLA, Ms Caitlin Collins and the City of Joondalup (COJ). This resulted in the DOT installing traffic counters at Amalfi and Tenerife to monitor movement of traffic until February. If the results show an increase in boat and trailer traffic through the estate then a meeting will be held with all parties to decide how to mitigate this increase. We will of course keep all residents informed of the outcome.

That apart, I am sure you agree when I say that Harbour Rise is an outstanding place to live and in its 21<sup>st</sup> year due to the meticulous and excellent care of our landscaping requirements, the estate is blossoming and looking its very best. However, one area that we are keeping an eye on is the boardwalk through Marbella Park which is showing its age but we are pleased to confirm that this will be replaced through a capital works program by the COJ in the next few years.

Your committee strives to keep Harbour Rise as a much sought-after location and in this regard has taken the following initiatives;

- Lamppost Bases- Whilst we were able to have all of the second generation bases that had turned pink replaced, the original ones installed by the developer are in a woeful condition. We are therefore pleased to confirm that the Mayor has made an election promise to have these replaced. These amount to 186 bases and will compliment the new LED lights that are being installed.
- Whitfords Nodes Concerts- Due to Covid restrictions the planned concerts were cancelled as they were considered unviable. However, two are planned for early



next year and your committee is in close dialog with the COJ to ensure there is minimum disruption to the residents of Harbour Rise.

- **Hooning-** Is a problem affecting many areas but the Boat Harbour appears to be a particular magnet for these hoons. After years of petitioning, CCTV cameras were installed but they are not monitored. As the problem of hooning and the effect that this has on residents living close to the Boat Harbour car park is raised whenever we meet officials, we are pleased to report that the police have agreed to connect the cameras back to their Maylands control centre.
- **50KPH Speed limit-** There is ongoing concern over the speed of traffic on Whitfords Avenue as this is the main crossing for people wishing to access the Boat Harbour or beach. In consultation with the Mayor, a motion was passed at the Joondalup AGM to restrict the speed to 50 KPH and with the support of Ms Caitlin Collins this is now being processed by the COJ and the DOT. We are hopeful of a good outcome but we cannot promise.
- **Glyphosate Signage-** On the other hand we had success when we supported a motion by Burns Beach Residents Association to reduce the time that signage of glyphosate spraying is left in situ from 24hrs to 2hrs. This saves the city over \$100,000 and specifically \$4,500 for Harbour Rise, which will now go towards our landscaping.

Landscaping continues to be our main area of focus and we are most fortunate in being greatly aided in this by Mr James Hamp, Team Leader Projects, and his team from the city's landscaping department. James has a true passion for his work and gives generously of his time, attending our committee meetings every second month.

I am pleased to report that our two annual social occasions attract increasing participation with large support of our Christmas Picnic at Harbour View Park, and we were delighted to welcome our sponsor Linda Noble and her husband Andrew who joined us. Clean-up Australia Day had strong support and whilst Harbour Rise is rather tidy, there were still a few treasures that were hiding in the bushes.

**Our AGM is the start of our year!** Please come and join us as it provides the opportunity of hearing from the people who make the decisions affecting all of us. This year it will be held on Wednesday 27<sup>th</sup> October at Hillarys Yacht Club starting at 7:00 pm. We have an array of dignitaries who will be making presentations, including the Mayor, Caitlin Collins, Sr Sgt Stoneman, James Hamp and our Sponsor Linda Noble, who will talk on the Hillarys residential market. In addition, we will be joined by the new CEO of Joondalup, Mr James Pearson. The presentations will be followed by nibbles and provide the opportunity of mixing with the speakers.

Lastly, I would wish to thank all who contribute in making our estate such a desirable place to live. There are many but to name a few would be Ms Caitlin Collins MLA, The Mayor, The Hon Albert Jacob, Mr Ian Goodenough MP, Sr Sgt Mark Stoneman and his team at Hillarys Police Station for keeping us safe, and the whole team at the City of Joondalup. Mrs Linda Noble is thanked for her sponsorship of Harbour Rise, which we are most grateful for. However, the biggest vote of thanks that I can give goes most deservedly to my committee members who give freely of their time in ensuring that Harbour Rise is an outstanding place to live. A special acknowledgement goes to two committee members; namely Mr John Ballington who after 14 years stepped down in January and Dr Peter Turner who after 7 years will step down at our AGM. Both will be appropriately recognised at our AGM for their long and dedicated service to Harbour Rise.

I thank all of our members for their continuing support and look forward to welcoming you at our AGM.

### **David Hudson**

*Chairperson, Harbour Rise Association Inc. (HRA)*



## Letter from Albert Jacob - Mayor, City of Joondalup



It is my great pleasure, on behalf of the City of Joondalup, to deliver this message to the residents of Harbour Rise via your HRA Newsletter.

The past year has delivered many highlights for the City, but one of the biggest was celebrating the opening of the Whitfords Nodes Health and Wellbeing Hub in September 2020, including the stairway to the lookout at the top of the dunes. Representatives from the Harbour Rise Association attended the opening, which was fitting as it was the HRA who in 2012 first proposed the idea of the stairway to the City. It was wonderful to see this project finally coming to fruition and the City thanks Lotterywest and the Federal Government, through the Community Sport Infrastructure grant program, for their valuable support.

I am also pleased to inform Harbour Rise residents that at its May 2021 meeting, the Joondalup Council voted unanimously to support a 50km/hr maximum along all City of Joondalup roads adjoining the foreshore, including Whitfords Avenue between Hepburn Avenue and Angove Drive. This was in response to a motion at the City's Annual General Meeting of Electors held in March 2020 asking for the Council to adopt a formal position of support for a consistent 50km/hr speed limit at coastal pedestrian nodes.

The City recently approved its 2021/22 Budget, which includes funding for the installation of a 'Ninja Warrior'-style park at the Whitfords Nodes Health and Wellbeing Hub and the upgrade of City lighting throughout Harbour Rise to LED luminaries and associated infrastructure services.

The City will also continue to liaise with the HRA and other residents to address any associated impacts that have arisen from the Department of Transport's alterations to traffic flow at Hillarys Boat Harbour.

If there are any issues or general queries that you wish to raise, please don't hesitate to contact myself or your local ward councillor (Christine Hamilton-Prime or John Raftis). Your views are very important to us.

**Hon. Albert Jacob JP**

Joondalup Mayor

## Upcoming Events

### 2021 Annual General Meeting

All residents and landowners of Harbour Rise are invited to attend the AGM of the Harbour Rise Association Inc.

**When:** Wednesday 27<sup>th</sup> October 2021, 7:00pm sharp

**Where:** Hillarys Yacht Club

Afterwards, join us for supper (provided by sponsorship) and a drink (own expense), stay a while to mingle with your committee members and your neighbours.

### 2021 Harbour Rise 'Picnic in the Park'

Always the second Sunday in December, residents, families & friends are invited to a picnic in the park in front of the tennis courts. This is a great opportunity to mingle with people in our neighbourhood!

**When:** Sunday 12<sup>th</sup> December 2021, 4pm – 6pm

B.Y.O drinks, food/nibbles, chairs, etc. See you there!



### 2022 Harbour Rise Clean Up day

As part of the *Clean Up Australia Day* event, HRA organises a clean up day for the estate parks, gardens and verges. The clean up days are generally held in March/April. It involves one good hour of clean-up usually between 9:00 and 10:00 am on a Sunday. Come and join us and support your community in 2022 at the Tennis Court – we'll let you know the date for 2022 as it gets closer.

## Harbour Rise Landscaping Report

By James Hamp (COJ) and Peter Levy (HRA Committee Member)

### Specified Area Rates (SAR) Landscaping Activities

All home owners in Harbour Rise contribute a Special Area Rate (SAR) as part of their annual rates and this is specifically used to enhance the estate through landscaping projects and elevated maintenance that non-SAR areas do not enjoy. The SAR covers all public landscaped areas but excludes street trees, home verges and nibs which are the direct responsibility of COJ. The HRA committee work in cooperation with the City to ensure:

- landscaping maintenance is performed regularly and to the highest of standards
- ongoing remediation work is prioritized, planned and scheduled appropriately within the constraints of the limited “projects” budget that is available
- plant selections are consistent with the relevant landscaping themes in each park/area, are appropriate for our harsh coastal environment and have low ongoing maintenance needs

Committee representatives carry out frequent adhoc inspections of the estate to ensure any issues are reported to COJ and attended to promptly. We also undertake formal quarterly inspections with COJ where each area is inspected and scored against a set of defined criteria and maintenance standards.

We trust that most people will agree that the estate landscaping continues to be maintained to a high standard and we thank James Hamp and his COJ team for their ongoing diligence and commitment.

In 2020/21, Harbour Rise landscaping activities continued to focus on some highly visible areas in the estate that have reached the end of their useful life and require additional maintenance focus.

Locations to undertake improvements from infill planting and landscape funds for 2021/22 include the following:

- Harbour View Park garden beds behind the tennis courts;
- Whitfords Avenue eastern verge between Tenerife Boulevard and Martinique mews;
- Curacao Lane verge fronting Whitfords Avenue;
- Marbella Park surrounds fronting Marbella Drive, Mallorca Avenue and Amalfi Drive;
- Leeward Park entry statement;
- Leeward Park garden beds fronting Leeward Chase
- New tree plantings around the estate.

Works included the removal and pruning of selected ageing shrubs, removal of debris and soil to achieve the required levels, installation of shrubs, pine bark pathogen free mulch. The scope of works and locations and priorities are as a result of ongoing consultation and support from the HRA committee.

The ongoing approach to the landscape upgrades is to install landscapes that offer a high level of aesthetic presentation and amenity, limiting the ongoing maintenance requirements and selecting sustainable plant species.

The City has continued to monitor the success of introduced species and the recent upgrades included species that have proven to be successful in achieving the expected retention rate and lifespan.

Recent successful plant species installed have included:

- *Carissa macrocarpa* ‘Desert Star’ - This attractive evergreen shrub comes equipped with a compact growth habit and required minimal pruning. *Carissa Desert Star* produces glossy rounded leaves and fragrant white star-shaped flowers during spring and summer. *Carissa Desert Star* is an ideal feature plant and suited to the soil and environmental conditions in Harbour Rise.
- *Rhaphiolepis indica* ‘Cosmic pink’ - A super tough shrub that tolerates extreme weather conditions. This medium compact shrub with a mounding habit has larger pink flowers through spring and summer. The plant is water efficient, tolerates drought, coastal conditions and suits sandy soils.

Ongoing turf management practices have continued to present the turf to the required standard and has resulted in minimal broad leaf weeds.

In addition to the landscaping upgrades numerous trees have been listed for installation during winter of 2021 in Eze Terrace, Midi Terrace, Var Terrace, Oahu Park, Leeward Park.

Below are some selected photo's that show works undertaken during the year.



Harbour View Park before works to replace end-of-life shrubs. The second picture shows the extent of issues which only get worse over time and therefore need for replacement



Harbour View Park after works to replace end-of-life shrubs.



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RECENTLY AWARDED 2020 REIWA **#2** BOUTIQUE OFFICE IN WA

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Entry Statement new plantings and mulch replacement

New trees planted on Eze Terrace



## Street & park lighting

By Peter McCafferty (HRA Committee Member)



Hi I'm Peter McCafferty, one of the newer members on the Harbour Rise Association Committee. I've been given the role of ensuring that the lighting in Harbour Rise is maintained. This includes not only the street lighting, but that lighting in laneways and parks, etc. I have taken over this role from John Ballington, who provide this to the Harbour Rise residents for many years.

The City of Joondalup (rather than Wester Power) maintains the street lighting in Harbour Rise, Iluka and within the Joondalup CBD. As I am sure you would appreciate maintenance of our Estate is one reason why it is such a lovely place to live. The street lighting also has benefits in term of amenity and security.

I carry out a periodic "audit" of lighting on the estate. If you see a light that needs maintenance (the light or the pole) you can contact the Association or the City of Joondalup directly.



## Benches renovated in Marbella Park - Thankyou Ian Hocking

*By John Ballington (ex-HRA Committee Member)*

The Harbour Rise Association wish to express their gratitude to Ian Hocking who renovated 4 of the wooden benches in Marbella Park in his own time and at his own expense.



Ian (a painter and decorator) was contracted by the CoJ to undertake sanding and re-varnishing of only 2 wooden benches in Marbella Park. However, Ian was spotted by a HRA committee member renovating a further 4 benches. When asked if additional CoJ funding had been allocated, Ian responded that no additional funding was provided. Ian had undertaken these additional renovations as a community service and to thank CoJ for looking after him during the worst of the COVID-19 lockdown.

Ian, thank you for your generous actions. These renovations have provided a much-needed improvement to the appearance of the benches in Marbella Park.



## Leeuwin Style Concerts at Whitfords Nodes

*By Paul Mavor (HRA Committee Member)*

After the success of the Fat Boy Slim concerts at Whitford Nodes in the COVID carefree and mask free summer of 2020 it got me thinking...How would a big budget, well run limited series of Summer concerts on our doorstep be received? I personally think with experienced operators and the right artists it could be a big value add to not only Hillarys but all of Perth. It could be a big tick in the liveability box in the City of Joondalup.

Rather than travel down south or into the City and be up for extra accommodation or a massive rideshare charge we could walk or ride to an event on our doorstep. Outdoor concerts in Western Australia in summer can be magical. Our climate that time of the year lends itself to being outdoors.

The previous events whilst very well run had a few minor teething problems which were noted at the first concert in February and then tweaked at the Castaway Festival also held at the site. The first concert had everyone exiting straight onto Whitfords Ave. This caused traffic issues and led to hundreds waiting for Rideshare pickups in Cornfield Place, Hillarys. The second concert was better managed and directed all the concert goers to the Boat Harbour which is much better set up to handle large crowds. Many went for a drink or meal there afterwards.

Noise issues were well managed at the first two events. The event is far enough away from houses and with the sea breeze blowing at night time it is barely audible to nearby residents. The Fat Boy Slim concert wrapped up at 9:30pm before stricter noise regulations came into effect at 10pm. I am told they also used noise cancelling tech at the concert to prevent disturbance.

The impact on the park was minimal and the new staircase and adventure playground was only closed on the day of the concert. This was a condition of their license when issued by the City of Joondalup for hiring the park along with a string of other conditions around returning the lawn to it's original state, removing rubbish etc.

Whitfords Nodes park could potentially be ideal for Leeuwin concert style events catering for an older demographic. I am sure there would be no shortage of high-profile international artists who haven't been able to perform in concerts that would be keen to travel to COVID safe Perth. The only question remains which artists would we most like to see perform there? I am biased towards 80/90s but am thinking Duran Duran, Spandau Ballet, Nick Cave or Jamiroquai. What is your pick?

 **Property Report**

By Linda Noble (Noble Avenue Real Estate and Sponsor of the HRA)



Dear Harbour Rise Residents,

Let me begin by expressing my gratitude to sponsor the Harbour Rise Association. Living and working in Hillarys for over a decade has allowed me to appreciate all that the Hillarys community has to offer and I am always looking to give back in any way that I can.

Hasn't it been a year for the history books? A time of total unknown and change! In the thick of COVID-19, lock-downs and restrictions were the new "normal". We adapted our lives the best that we could, working together to support small businesses, helping our vulnerable community members and each doing our individual part in minimising the spread. There is no doubt that we have worked incredibly well to protect the beautiful Western Australian lifestyle we all know and love.

COVID-19 impacted the Perth property market to an extent we could not have foreseen. Initial predictions were dire. House prices were expected to plummet and bank repossessions would dramatically increase. Livelihoods seemed seriously threatened by this new disease. In my own experience as a small business owner, I wondered what this could mean for my staff, myself, my family... we braced for the possibility that our lives could be turned upside down. Anxiety grew as unemployment figures crept up. This only cemented our early fears for the economy and market ahead of us. How could we possibly cope with this looming threat?

These grim, early predictions were completely flipped with the Perth property market actually beginning to thrive in July/August 2020. The concern and low-confidence that once pervaded began to ease. By the close of 2020, we identified something we had not seen since the mining boom... No longer did buyers hold the playing-cards, the property market was now dictated by sellers.

Countless factors primed the housing market for demand-driven growth, including hefty government stimuli and incentives, record-low interest rates and a flood of expat buyers. WA house prices grew 9.8% over the 2020-2021 financial year, contributing to a 73.8% average increase in profit sales across Perth. Our local council, the City of Joondalup, was the third most profitable in WA, with 87.4% of sales making a profit! Hillarys accounted for a total of 240 properties sold for the 2020-2021 year - a 46.3% increase from the previous financial year with 164 properties sold. This has taken the suburb's annual growth rate to an incredible 16.7%!

Concurrently, enactment of a moratorium on evictions and other measures, like the ban on rent increases during the COVID-19 emergency period contributed to a notable withdrawal of investor participation within the property market. This created a tough Perth rental market, with current supplies being overwhelmed by demand. At an all time low, the vacancy rate hit 0.9%. The emergency period on residential tenancies has now concluded, however rental supply remains tight, with average rent increasing across the board. Could this entice investors back? Could this place even more pressure on the current market?

Experts have said that interest rates are unlikely to move until late 2022. Pairing this with the 2021-2022 budget grants such as the 'Family Home Guarantee' (easing the pathway to home ownership for single parents), or the 'First Home Loan Deposit Scheme', the market could have the support it needs to remain strong for quite some time. Whatever the future may hold, we can look back and commend our efforts for remaining strong in the face of the COVID-19 adversity. How lucky we are to live in this prosperous state, in this beautiful, coastal suburb! Thank you again for the opportunity to sponsor the association, I hope everyone has an amazing year ahead and if you ever need any help, I'm just a phone call away.

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## Police Report

*By Senior Sergeant Mark Stoneman (Officer in Charge Hillarys Police Station)*

Another year on and we still live in a world dominated by Covid-19. On a positive note for our policing sub-district we are still maintaining the significant drop in crime across nearly all offence categories with the only rise being in the area of Family Violence. Whilst this is disappointing and the lifestyle created by Covid-19 has had a bearing on this increase, I'm happy to say this is not an issue in the Harbour Rise area.

### **Hooning – Hillarys Marina and surrounds**

At present this is the biggest issue concerning police within the Harbour Rise area. We are actively trying to reduce incidents of hooning and have charged many offenders, resulting in their license being suspended and their cars being impounded. One vehicle, owned by the parents of the driver, was recently crushed as a result. We understand however that more needs to be done.

Most of those charged are not local to our area. One person charged had specifically driven in from Yanchep as he had identified the carpark as a location he thought conducive to this type of behaviour. They perceive the carpark as “quiet and out of the way” and as such nobody will be disturbed; we definitely know that isn't the case. They had no idea they are under CCTV surveillance and express great surprise when shown footage of themselves in the area.

Without diminishing the effect on the residents of this behaviour we have found great success in simply calling the owner of the vehicle involved and giving them a verbal telling off. Not every offence needs to proceed to a Court, it is on a case-by-case basis depending on the attitude and antecedents of the offender.

At present we receive reports from sources with varying degrees of actionable evidence such as registration numbers, mobile phone footage and CCTV footage. Additionally, we have a situation where the same members of the public are using up their time to record and report matters as well as potentially being called as witnesses to attend Court. Our view is these roles should be the responsibility of primarily Police but also the Dept of Transport as the owners of the carpark, MCS security as on-site security, and to a lesser extent the City of Joondalup, all of whom are paid to do this work.

Our short-term approach calls for a streamlining of the reporting process, by creating one master file held at Hillarys Police Station and all reported incidents are sent to our office. This includes calls to the 131 444 number, calls to Crime Stoppers and any other report made via phone or in person. This report can be used to gather digital evidence as well as to keep a comprehensive record of reports and actions taken. This will be especially useful when we receive our mobile CCTV Cameras.

We have recently installed a variable message board in the middle of the carpark which says, “Police are targeting hoon drivers. CCTV is in use, you will be recorded.” This has so far been a great deterrent however we need more time to monitor its true effect.

We are working on many other long-term solutions and will inform the association as these are implemented.

Reckless or antisocial driving is generally a very opportunistic offence that is short in duration that requires Police to be either right there or some form of technology to capture the offence, if we are to be able to pursue the matter legally. Some of these offences may happen once or monthly around a certain corner or roundabout, making enforcement an expensive and time-consuming process. Additionally, a large portion of the public are motoring enthusiasts and history has shown that “hooning”, in various forms, has been around since the motor car was invented and will continue well into the electric vehicle generation.

### **Whitfords Nodes – Concerts**

These have been off the agenda since the onset of Covid-19, however as things return to somewhat normality in the coming months/years they will no doubt recommence.

We have many learnings from our past events, and I can assure you all efforts will be made to ensure the safety and well-being of yourselves and your properties once they recommence. All stakeholders have been fantastic and only want the best for the area.



## Crime Statistics

The Hillarys suburb has maintained the significant decrease in all offence categories over the past 12 months after the initial significant decrease in offending with the onset of the Covid-19 pandemic.

Even though we are enjoying such good times in relation to crime we cannot rest on our laurels, so please keep the message circulating that you need to remove all valuables from your vehicle as unfortunately they are easy targets. Likewise, please lockup your homes when out and keep windows and doors locked at night.

## What Can You Do?

Please continue to report any suspicious activity or hoon driving in the area. This can be via the 131444-call centre or to Crime Stoppers. Crime Stoppers can be contacted on 1800 333 000 or via their web page.

HOT locations for anti-social behaviour by vehicles (Hoon Drivers) need to be reported to Police so we can either attend in a timely manner or if we are otherwise engaged on another task be able gather the data to identify a time, day, and location of these events.

I have been very impressed with the organisation of the HRA and the consultation they have with the Hillarys Police Station of any issues concerning residents. All information shared will assist your Local Police Station in combating crime issues in your area.

## Harbour Rise Fire and Emergency Services

*By Leah PARLOUR, Director, Community Preparedness, Department of Fire and Emergency Services*



Cooking appliances are the main cause of residential fires in the City of Joondalup. Thankfully, the majority of fires were confined to the item that caught fire and didn't spread. Out of the 24 reported fires that occurred between 1 July 2020 and 30 June 2021, 10 are linked to cooking appliances and/or ovens. To reduce the chances of it happening to you, here are tips to reduce the risk when cooking:

- Never leave food unattended on a stove or when using any other cooking appliance
- Turn off cooking appliances after use
- Be careful with loose clothing and tea towels when cooking as they may catch alight
- Clean and maintain cooking appliances, exhaust fans and rangehood filters

While cooking appliances are the most common cause of house fires, Lithium Ion batteries fires are rising in WA. Lithium Ion (LI) battery fires are sudden and intense, often throwing battery cells metres away which can cause several fires simultaneously. LI batteries can be found in many common household devices including mobile phones, laptops, power tools, toys, e-bikes and drones.

To reduce the risk of devices catching fire:

- Use approved batteries and charging devices
- Replace damaged batteries
- Remove when fully charged

Of all the safety precautions to take, installing and maintaining smoke alarms is the most effective. Smoke alarms need to be replaced every 10 years, regardless if they are mains powered or battery powered. Over time they may not operate effectively due to dust build up and corrosion and must be replaced. Check your smoke alarm for the date of manufacture or an expiry date. These may be part of the batch or serial number located on the smoke alarm.

If a date cannot be found and you do not know when the alarm was installed, it is time to replace your smoke alarm. Remember, mains powered smoke alarms can only be installed and replaced by a qualified electrician.

For more information on home fire safety, please go to

<https://www.dfes.wa.gov.au/safetyinformation/fire/fireinthehome/Pages/default.aspx>

## 2021 Clean Up Australia Day

By Mary Obrecht (HRA Committee Member)

Clean up day was held on March the 7<sup>th</sup> 2021. Many residents and committee members volunteered to clean up around our estate. Although our area looks clean and tidy, we always manage to find litter and collect several large bags full!



As always it was a great success and we all ended up at Lot 1 for a cuppa afterwards. Everyone is welcome to attend next year's Clean up Day held on the first Sunday of March. We meet at the tennis courts at 9:00am.

Hope to see you there 😊

## Harbour Rise Covenants Report

By Chris Blackney (HRA Committee Member)

The covenants for our Harbour Rise properties were established to assist owners to follow a set of guidelines and restraints for the benefit of their neighbours and local community. Examples of the covenants include building regulations for homes and fences, to create a common theme/appearance across the estate, landscaping on verges and the storage of boats, caravans, trailers and commercial vehicles on properties.

Owners are encouraged to be familiar with their covenant obligations and observe these for the benefit of their neighbours.

On occasions, when owners become concerned about possible non-compliance of the covenants, they report the issue to the Harbour Rise Association. The HRA committee then investigate the circumstances and, in some instances, issue a breach notice to remind the resident of their obligations.

If you are concerned about neighbours not following the covenants, we ask that you liaise directly with them to address the issue. Should this be unsuccessful, owners can report the issue to the HRA using the email [addressinfo@harbourrise.org.au](mailto:addressinfo@harbourrise.org.au).

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## Harbour Rise Internet Speeds Survey



By Paul Mavor (Pictured) and Stefan Kern (HRA Committee Members)

I was blown away by the massive response to this survey which was one of the biggest I have ever had! This goes to show what a burning issue internet speed is.

More and more we rely on internet for not only basics such as work and communication but now most TV's offer in built streaming services. We live in smart wired houses with CCTV and even many of the appliances need connectivity.

When moving into a new house you have limited choices or providers when connecting water/electricity and gas however there are many different options when it comes to internet connections. You don't want to be that person that is struggling to watch the latest blockbuster Netflix series, dropping out calls on Zoom or taking forever to send an email. In many households every single person has multiple devices all vying for bandwidth on any number of internet sites.

The Ookla Speedtest which we used for the survey is generally one of the best and fastest way to check internet speed in a short space of time. <https://www.speedtest.net/> It gives consistent and reliable results and is a good way to check on your service if anything changes.

The survey showed some really interesting results. At first we gathered download/upload/ping/internet provider but had to go back and get the data allowance and cost because there was definitely a correlation between price and speed/data allowance. There were 72 people in total who completed the survey.

**Download speed** is probably the most important measure as people don't want delays when browsing the web, watching movies or grabbing large files. This was probably the biggest differentiator between the services. There was a massive difference in the estate from a snails pace of 4 up to a whopping 444MBps. Both of these were with the same internet provider too! The average speed in the estate was 75.

This is pretty close to the Australian average of 77.88. Globally this is pretty slow as a country we are ranked 57<sup>th</sup> in the world. The top 3 (all in Asia) include South Korea 245, Singapore 241 and Hong Kong 240. All are over 3 times as fast as Australia. Full figures here if you are interested:

[https://en.wikipedia.org/wiki/List\\_of\\_countries\\_by\\_Internet\\_connection\\_speeds](https://en.wikipedia.org/wiki/List_of_countries_by_Internet_connection_speeds) -scroll down to fixed broadband. There are a number of theories on why Australia has such slow speeds but the most common is we are a large country with a relatively low population. There is another theory that because we invented Wi-fi "we got here first, and now we are the worst"

**Upload speed** ranged from 0.12 up to 132. Having a big upload speed is really important to those who email or upload a lot of large files such as architects/photographers that it may come in really handy. A friend of mine who films video footage and high definition photos said that for him upload speed was just as important as download. The top 5 upload speeds with the estate are all with Node One Internet and ranged from 58 to 132. The average upload speed in the estate was 22.

**Ping** measured in milliseconds also called latency was also measured. Having a low (fast)ping can literally mean the difference between life and death if you are a gamer and need fast reaction times. Pins in the estate ranged from 5 to 29 with over half 10 or below. Anything under 20 is considered very good.



**Data allowance** ranged from 60GB -500GB per month with the large majority being unlimited. These limits have changed over the years as the price of data has dropped significantly. It may be that you will be able to be on a cheaper plan if you don't use a lot of data.

**Providers** – Of the 72 respondents to our survey there were **13 different internet** providers. That is not to say you can't find a better solution or deal elsewhere. It can be that you have different requirements or can only get certain connections where you live. In a similar way to a financial disclaimer please take this article as a general guide only and make your own choices when choosing your internet provider.

### Honourable Mentions.

- **Telstra** Over half (39) of the people in this survey used Telstra as their home internet provider. They were responsible for the top 3 speeds (272 to 444) and also the bottom 3 speeds (4.66 to 11.73). In fairness most who had faster speeds were paying more and the best I can tell was the monthly price was \$150 to \$180). <https://www.telstra.com.au/internet>
- **iiNet** had one of the best rankings based on price and speed. Their \$79.99 per month plan had unlimited data and over half of their customers achieved speeds above 160. <https://www.iinet.net.au/home/>
- **Node One Internet** use a wireless technology that has a direct line of site to either Hillarys Boat Harbour or Observation City. It is really fast technology that is particularly robust if there is a problem or work being carried out on cables as it doesn't use them. This would be the must have service if you needed a fast upload and has been around for 3 or 4 years. Most users get an unlimited service for around \$89 per month. Node one also don't lock you in for a 12 or 24 month plan. <https://nodeone.com.au/home-internet-plans/>

What this study didn't look at.

- *Different times of the day.* There could have been variations in service throughout the day. Generally though people with fast or slow connections it was pretty constant.
- *Dropouts.* A few people mentioned they have lots of constant dropouts with their service. No matter how much you pay this is annoying and reduces productivity. I know a few of the providers have been upgrading their service in the area and this may only be a temporary thing.

How can I get faster Internet.

Shop around, negotiate and do your research. There are a couple of standouts in our survey. Many of the companies have higher plans and you may be able to pay more money if you feel it is worth it to get a higher speed. If you are happy with the customer service at your current provider then why not speak to them. A friend of mine who threatened to leave because his internet was super slow had his plan and his internet speed upgraded when the service team put them through to a supervisor. Try the magic words "*I am thinking about swapping to another internet provider*" and see what happens...That is not to say you can't find a better deal in other companies including ones not listed here. Make sure you regularly test your speed using [www.Speedtest.net](http://www.Speedtest.net) and are getting what you are paying for. Hopefully there is only one way to go and that is up! Happy surfing.

## Rangers Report

By Mark White (HRA Committee Member)

City Rangers perform a number of services to assist and benefit the local City of Joondalup Community. Rangers are authorised officers who deal with specific State Acts and Regulations also City of Joondalup Local Laws which covers the following matters:

- Animal control and enquiries
- Parking issues
- Littering and dumping
- Abandoned vehicles
- Fire safety
- Anti social behaviour on Council Property
- Damage and vandalism to public property
- Verge treatments and obstructions
- Sign control
- Streetlight faults

- Graffiti to public property

To find out more about Ranger Services please visit [www.joondalup.wa.gov.au](http://www.joondalup.wa.gov.au) or call 1300 655 860.

Some further information.

### **Responsible dog ownership.**

- Dogs must be registered and microchipped with the City of Joondalup from the age of 3 months.
- Dogs must wear a collar displaying a current registration tag.
- It is recommended that a name tag with the owner's contact name and number is attached to the dog's collar.
- Dogs must be on a lease in public areas.
- Dogs can be exercised off lead in designated areas.
- Dogs must be under control at all times
- Pick up all dog waste when out with your dog
- Your property must have adequate fencing to contain your dog to the property.

Registration and microchipping assists Rangers with reuniting lost dogs with their owners

### **Responsible cat ownership.**

- Your cat must be registered sterilised and microchipped from the age of six months.
- Your cat must wear a collar displaying the Council registration tag.
- It is recommended you include a name tag with the owner's name and contact number attached to the cat's collar.
- Contain your cat to your own property
- Keep your cat indoors at night.

Registration, sterilisation and microchipping assists with:

- Reuniting lost cats with their owners
- Reducing the large number of cats being euthanized each year.
- Better control and management of stray and unwanted cats.

Further information related to online Services and Article on Dog and Cat ownership can be found on the City of Joondalup website [www.joondalup.wa.gov.au](http://www.joondalup.wa.gov.au).

### **Commercial, recreational and heavy vehicle parking:**

There are parking restrictions for residents who have:

- Caravans
- Boats
- Trailers
- Trucks
- Motor vehicles used in trade or business, Heavier than 2.5 tonnes
- Heavy vehicles more than 4.5 tonnes and longer than 7.5 metres (trailers inclusive)

These vehicles cannot be parked or protrude onto the verge and cannot be parked on the verge for more than 3 consecutive hours between the hours of 7.00am and 6.00pm. The exception is where a vehicle is being loaded or unloaded but must be done as quickly as possible.

These types of vehicles cannot be parked on the verge anytime between the hours of 6.00pm and 7.00am.

Heavy or long vehicles cannot be parked on the road for more than one hour unless engaged in the picking up or delivery of goods.

For commercial or recreational vehicle parking on private property please refer to the City's Local Planning Scheme No 3 or alternatively contact the City's planning Service on 9400 4100.

For any further enquiries in relation to parking permits or other parking issues please refer to the Online Services and Articles on the City of Joondalup's website.

[www.joondalup.wa.gov.au](http://www.joondalup.wa.gov.au)

## Updates from our Local Officials



### **Caitlin Collins MLA - State Member for Hillarys**

It has been amazing to get to work for you as your new local Member of Parliament for the state electorate of Hillarys!

The first few months of the job have involved liaising with the State Government to ensure timely delivery of many election commitments. Some of my commitments to local schools included funding for new laptops, STEM laboratories, shade sails and nature playgrounds. I am particularly excited to deliver the \$30.8 million upgrade for Duncraig Senior High School and a \$16.7 million rebuild for Hillarys Primary School.

Hillarys will soon benefit from the Mobile CCTV Hoon Cameras I promised during the election. This \$150,000 election commitment has already been fully funded, with the City of Joondalup to purchase and deploy this fantastic technology. If we can photograph and prosecute dangerous drivers, they will know making our streets noisy and unsafe is not worth the risk. The evidence also provides a valuable resource to Hillarys' police.

During the election campaign Hillarys residents spoke to me about the need to prioritise our health system. The construction phase has begun on the \$250 million upgrades for Joondalup Health Campus to ensure the highest standard of care for residents in the Northern suburbs.

Our coastal lifestyle is the envy of the world. Sorrento Surf Life Saving Club will soon be benefitting from an incredible \$8 million rebuild, which will allow the full potential of the club to benefit residents. I am committed to ensuring that our coastal bushland remains beautiful and protected. The 'Friends of Hillarys and Kallaroo Foreshore' group is benefitting from state government support for equipment to keep our coastline in a pristine state.

Staying connected with our community is my priority and I would really love to hear about the issues that are important to you. I am aware of some of concerns around local traffic issues – my team and I are monitoring this matter closely. Please feel free to reach out to my office at any time.



### **Ian Goodenough MP - Federal Member for Moore**


Thank you to all Harbour Rise residents who completed and returned my recent Community Survey, which was mailed to all homes in July. Your collective suggestions and feedback are being worked on in conjunction with the City of Joondalup.

Federal Parliament has continued to meet during challenging times, with our focus being primarily on managing the health and economic implications of the COVID pandemic. One of the main considerations behind the strict regulations has been to ensure our hospital system keeps functioning, as just a few COVID cases can divert essential resources away from core health services due to the contagious nature of the virus. This has serious flow-on implications for surgery and other urgent operations. Whilst not compulsory, vaccination remains our best tool to control the virus, and I would encourage all residents to consult their medical professional about becoming vaccinated. Our government has no desire to limit travel and other liberties beyond what is necessary to ensure our health system remains functional.

Locally, I have been pleased to work closely with the City of Joondalup to make application for federal financial assistance grants for road construction, CCTV security, and upgrade general community facilities. For instance, an exciting new Warrior Obstacle Course is expected to be installed at Whitfords Nodes Health and Well-Being Hub by November. The fitness course will feature a range of challenging hurdles, designed to encourage people to be more active outdoors. The City of Joondalup's economic development unit has engaged with numerous business operators at Hillarys Marina in a bid to revitalise trade and attract visitors.



 **Useful Contacts**

 <p><b>T:</b> 9400 4000  <b>E:</b> <a href="mailto:info@joondalup.wa.gov.au">info@joondalup.wa.gov.au</a>  <b>W:</b> <a href="http://www.joondalup.wa.gov.au">www.joondalup.wa.gov.au</a></p>	Police	131 444	(24hrs)
	COJ City Rangers	1300 655 860	(24hrs)
	COJ Graffiti Control	9400 4528	
	Western Power	13 13 51	
	Snap Send Solve (App)	Reporting damage in Harbour Rise	

**HRA Committee:**  
**E:** [info@harbourrise.org.au](mailto:info@harbourrise.org.au)  
**W:** [www.harbourrise.org.au](http://www.harbourrise.org.au)

 **Find us on Facebook:**  
[facebook.com/harbourrise](https://facebook.com/harbourrise)



David Hudson	Chairperson
Tony Lenzarini	Vice Chairperson
Sam Acquaviva	Treasurer
Mary Obrecht	Joint-Secretary & Events
Julia Hustad	Joint-Secretary & Sponsor Liaison
Chris Blackney	Compliance
Martyn Glover	COJ Liaison
Stefan Kern	Communication
Peter Levy	Landscaping
Paul Mavor	Web Management
Peter McCafferty	Lighting & Events
Bradley Patterson	Newsletter
Peter Turner	Security
Mark White	Rangers & Graffiti



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